016.0	0006	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	749,500	/	749,500
USE VALUE:	749,500	/	749,500
ASSESSED:	749,500	/	749,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		MOTT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WENGER RICHARD--ETAL
Owner 2:	WENGER-WYSE SARA
Owner 3:	
Street 1:	42 MOTT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Aluminum Exterior and 1482 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6059.000	268,100		481,400	749,500
Total Card	0.139	268,100		481,400	749,500
Total Parcel	0.139	268,100		481,400	749,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 505.74 | /Parcel: 505.74

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	11757
GIS Ref	
GIS Ref	
Insp Date	07/25/18

PREVIOUS ASSESSMENT

Parcel ID 016.0-0006-0010.0

!1422!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	268,100	0	6,059.	481,400	749,500		Year end	12/23/2021
2021	101	FV	259,100	0	6,059.	481,400	740,500		Year End Roll	12/10/2020
2020	101	FV	259,100	0	6,059.	481,400	740,500	740,500	Year End Roll	12/18/2019
2019	101	FV	217,100	0	6,059.	511,500	728,600	728,600	Year End Roll	1/3/2019
2018	101	FV	217,100	0	6,059.	373,100	590,200	590,200	Year End Roll	12/20/2017
2017	101	FV	217,100	0	6,059.	325,000	542,100	542,100	Year End Roll	1/3/2017
2016	101	FV	217,100	0	6,059.	276,800	493,900	493,900	Year End	1/4/2016
2015	101	FV	204,000	0	6,059.	270,800	474,800	474,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:58:07

LAST REV

Date	Time
07/30/18	12:33:09
mmcmakin	

TAX DISTRICT | PAT ACCT. 1422

USER DEFINED

Prior Id # 1:	11757
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AARON ARTHUR M/	23551-172		8/10/1993		208,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/28/2003	306	Manual	29,930					NEW DRIVEWAY, FRT

ACTIVITY INFORMATION

Date	Result	By	Name
7/25/2018	MEAS&NOTICE	PH	Patrick H
3/27/2009	Meas/Inspect	201	PATRIOT
3/27/2000	Inspected	264	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	267	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6059		Sq. Ft.	Site		0	80.	0.99	1									481,414						481,400	

Total AC/HA:	0.13910	Total SF/SM:	6059	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	481,414	Spl Credit		Total: 481,400

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1H - 1 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	3 - Aluminum
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.4 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	90000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	364252
Depreciation:	96163
Depreciated Total:	268090

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 7	BRs: 4	Baths: 2	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

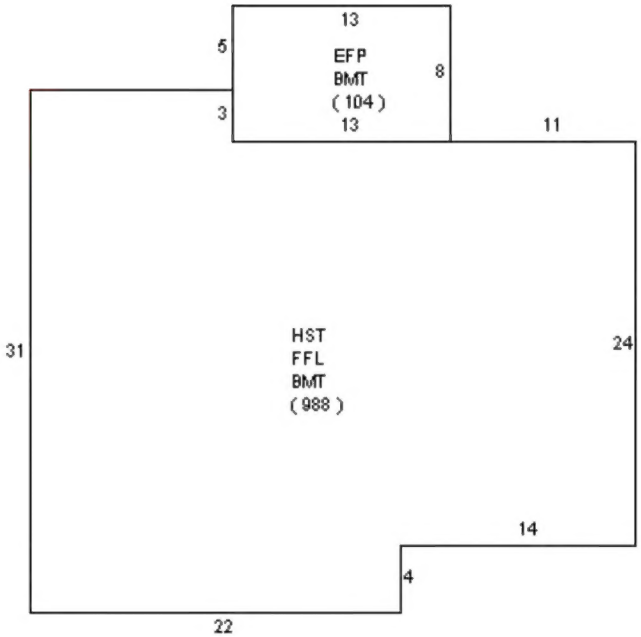
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	148.49
Special Features:	0	Val/Su Net:	100.11
Final Total:	268100	Val/Su SzAd	180.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,092	44.550	48,644
FFL	First Floor	988	148.490	146,703
HST	Half Story	494	148.490	73,352
EFP	Enclos Porch	104	53.400	5,553

Net Sketched Area:	2,678			Total:	274,252
Size Ad	1482	Gross Area	3172	FinArea	1482

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 016.0-0006-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total:	